



WHITLOCKS
ESTATE AGENTS

110 Harbour View Road, Bognor Regis
£675,000

- Beautifully Presented Detached House
- Four Double Bedrooms Plus an Office
- Well Designed Kitchen / Dining Room
- Modern Fitted Bathrooms on both Floors including Jacuzzi Baths
- Spacious Lounge
- UPVC Double Glazing and Gas Fired Central Heating Throughout
- Secluded Landscaped Garden
- Plenty Off Road Road Parking as well as a Garage
- Located in the Heart of Pagham, Close to a Variety of Amenities

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Whitlock's Estate Agents proudly presents this stunning detached residence, nestled in the heart of Pagham, just a stone's throw from the serene seafront and a wide range of amenities.

Recently refurbished by the current owners, this home boasts an impressive Entrance Hall leading to all ground floor areas. The contemporary kitchen/dining room, equipped with top-tier appliances, seamlessly connects to the utility room. A generously sized lounge, featuring a captivating log burner, beckons with its bi-folding doors opening onto the enchanting rear Garden. Alongside, two ample double Bedrooms and a sizable Office Space or potential additional Bedroom, complemented by a sleek modern bathroom.

Ascending to the first floor reveals two more spacious Double Bedrooms, the master Bedroom is of a fantastic size and benefits from built in wardrobes. The second bedroom, equally generous, offers a walk-in wardrobe and access to ample eaves storage, offering potential for expansion (subject to planning permission). Another modern bathroom adds convenience and comfort.

Outside, the meticulously landscaped garden enchants with its laid patio, elevated decking, and charming pergola, while direct garage access enhances practicality. A driveway at the front provides ample off-road parking for multiple vehicles.

Indulge in seaside living with this exceptional property, where modern comfort meets coastal charm.





Pagham is a quaint, seaside Village famously known for its quirky railway carriages and holiday makers. Located to the west and away from the hustle of the main resort Town. The Sea Front, Harbour and Nature Reserve offer a variety of walks and wildlife. The Beach area has the added benefit of a Café, Amusements and a Yacht Club and is a short walk away from St Thomas A ‘Becket Church. The Shopping Parade consists of a range of amenities including Convenience Stores, a Doctors Surgery, a Chemist, an Opticians, Bus Links to Bognor Regis and Chichester Town Centre and many more. Local 16th and 18th century Pubs can be found nearby in Nyetimber Village less than half a mile away.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Whitlock Estate Agents Limited trading as Whitlocks Estate Agents for themselves and for the vendor or lessors of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Whitlocks Estate Agents or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Whitlocks Estate Agents or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used.

Harbour View Road, Bognor Regis, PO21

Approximate Area = 2069 sq ft / 192.2 sq m
Garage = 205 sq ft / 19 sq m
Outbuilding = 14 sq ft / 1.3 sq m
Total = 2288 sq ft / 212.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Whitlocks Estate Agents Limited. REF: 1112066





Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • sales@whitlocksestateagents.co.uk • whitlocksestateagents.co.uk/